

rough

CANYON RIM SUBDIVISION

MARK RICHARDS

ARCH 522

PROF. GOSS

Separate Map.

Following World War II, the United States entered upon an era of new prosperity. With this prosperity came a great renewal of interest in the old American dream of owning one's own home. Coupled with this desire was the problem of housing the hundreds of thousands of veterans recently returned from military service. Housing available for purchase or rental after the war was very scarce indeed. The great economic depression of the 1930's had seriously curtailed new home construction during that period. And although the situation began to improve somewhat in the late thirties, new residential building, except for military - related housing projects, virtually ceased in the early 1940's due to material and labor shortages caused by World War II. All of these situations combined in the late 1940's to create a serious housing shortage. The United States Government, through the FHA (Federal Housing Authority), responded to this situation by providing for federally insured home loans of 4-1/4% to veterans. Many developers throughout the United States, spurred by high demand and secure loans, developed large tracts of small, relatively inexpensive, mass produced tract houses.

Salt Lake City was no exception to this national trend and several large suburban housing developments were constructed in the late 1940's and early 1950's. Among these is a subdivision on the south - eastern fringes of the city near the mouth of Parleys Canyon. This development is named the Canyon Rim Subdivision and consists of the original tract of one and one - half blocks and six subsequent additions. The original tract and the first addition were developed essentially simultaneously and are the central focus of this paper.

The subdivision plat for the original Canyon Rim Subdivision was filed on June 15, 1949 for developer and builder Nick E. Papanikolas

This mon. is the NE Cor. of the SE 1/4 of the NW 1/4 of Sec. 26, T1S, R1E, S1B & M.

Mon. LOUISE AVE.

This mon. is the NE Cor. of the SW 1/4 of the NW 1/4 of Sec. 26, T1S, R1E, S1B & M.

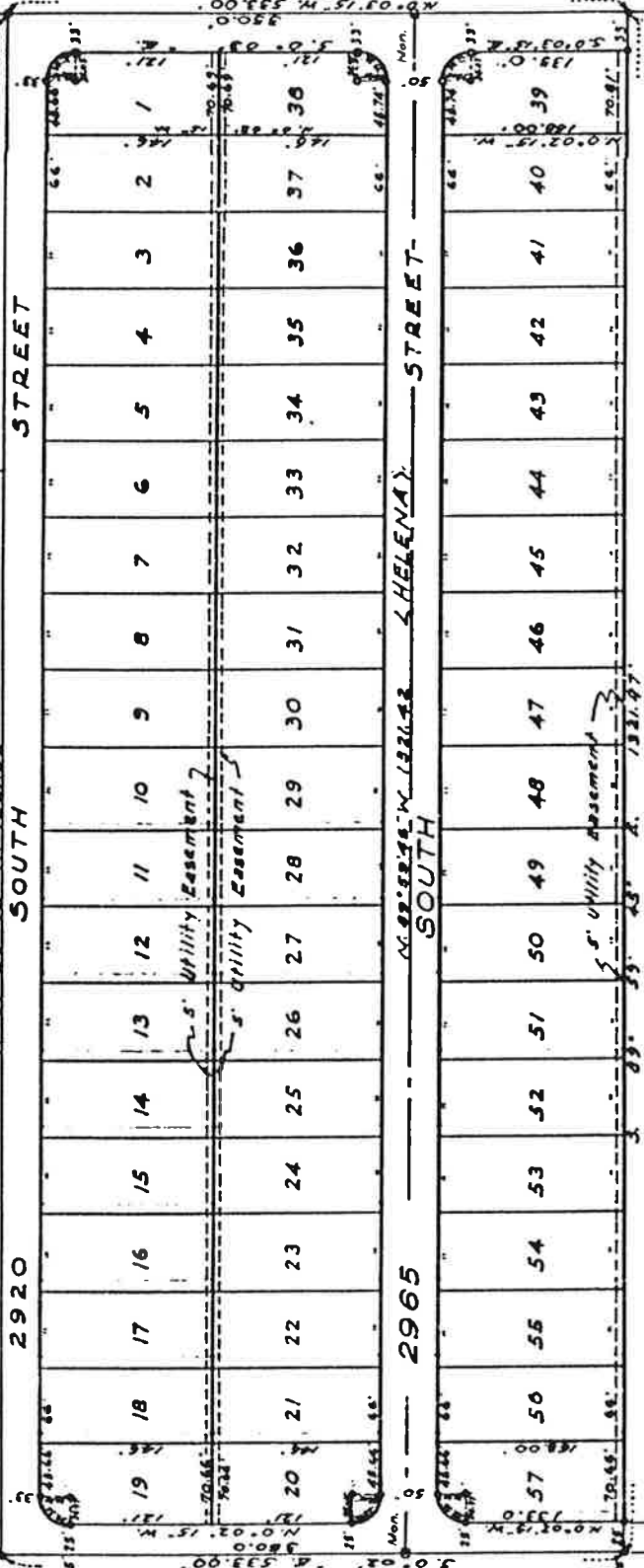
2920

SOUTH

N. 89° 52' 45" W. 1327.32'

STREET

3100 EAST



2965

SOUTH

N. 89° 52' 45" W. 1327.32'

STREET

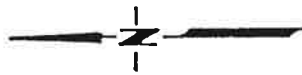
3100 EAST

CANYON RIM SUBDIVISION

ACKNOWLEDG

State of Utah
County of Salt Lake
On this 11th day of
personally appeared
signed Harry Public,
at Salt Lake of said
President and A. G. 1888
and R. E. D. INCORPORATED
and the president and
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was signed in behalf
authority of its an
A. G. 1888 and A.
to me that said Co
same.

Residing in Salt Lake C

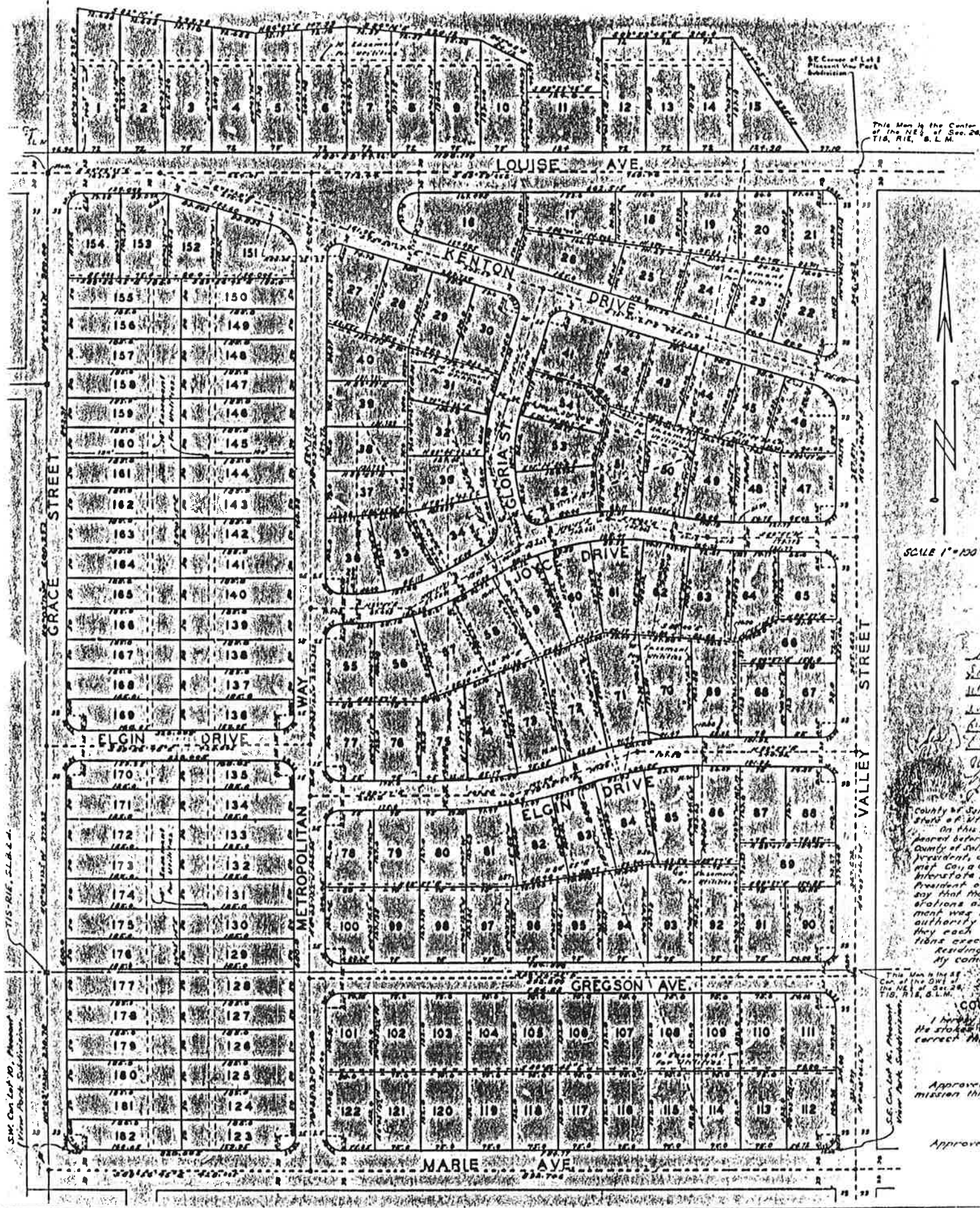


SCALE 1"=100'

and his wife Helen Z. Papanikolas and Gibbons & Reed Co. Inc.¹ Mr. Papanikolas was a carpenter and a partner in the general contracting firm of Cannon - Papanikolas Construction Co. and vice president of the Utah Home Builders Association. At the time of construction of the Canyon Rim development, Cannon - Papanikolas was also involved in building the Oquirrh Hills subdivision in Magna. Gibbons and Reed was a contracting company which owned an asphalt plant in North Salt Lake. The officers of the Gibbons and Reed Co. were: Alexander J. Gibbons, President; John P. Gibbons, secretary - treasurer; Thomas Gibbons, vice - president; and Charles E. Reed, vice - president.²

The original Canyon Rim Subdivision consisted of fifty - seven lots located on the south side of Louise Avenue (2920 South) from 2900 East Street to Grace Street (3100 East) and both sides of 2960 South Street from 2900 East to Grace Street. The street plan is a rectangular grid form with all the lots the same size, 66 feet wide by 146 feet deep.³

Developed at essentially the same period as the original Canyon Rim Subdivision was the Canyon Rim Addition. In fact, the subdivision plat for the first addition has a filing date of June 14, 1949, one day prior to the filing date for the original Canyon Rim Subdivision. The first addition comprised by far the largest proportion of land and lots of the entire Canyon Rim Subdivision with all its additions. The land in the first edition was owned by a relatively large number of people who were listed as: Charles J. Welch and Sarah B. Welch, his wife, Paris L. Wimmer, president, and Benjamin F. Ovard, secretary of Wasatch Cabinet Co., Inc., Chester P. Cahoon, president of Interstate Brick Co., Inc., Callahan Tile Co., L. S. Packman, vice - president of Steel Engineers Co., Inc., Charles D. Fabrizio, and Rose D. Fabrizio, his wife,



CANYON RIM ADDITION

Sterling W. Stoker and Vera A. Stoker, his wife, George A. Critchlow and Isabelle S. Critchlow, his wife, M. Kenneth White and Ada Marie White, his wife, Alton C. Melville and Verna B. Melville, his wife, Rodgen Dougherty and Lorene H. Dougherty, his wife, Alonzo Wimmer and Lora Wimmer, his wife, J. L. Balmforth and Erma E. Balmforth, his wife. It is interesting to note that Alton C. Melville was also one of the notary publics who witnessed the acknowledgement of the subdivision plat.⁴

The Canyon Rim Addition is divided into 182 lots of an average size of about 10,000 square feet. It is bounded by Louise Avenue (2920 South) on the North, including the north side of the street, Marie Avenue (3050 South) on the south, Valley Street (3300 East) on the east, and Grace Street (3100 East) on the west. Ten streets are included in the area. They are (listed north to south then east to west): Louise Avenue, Kenton Drive, Joyce Drive, Elgin Drive, Gregson Avenue, Marie Avenue, Grace Street, Metropolitan Way, and Valley Street. The layout of the subdivision is somewhat unique in its design. The streets and lots on the south and west sides are very rectilinear and regular in form. Moving to the north and east, the plan becomes more irregular and curvilinear. The reason for this dissimilarity is not really clear unless some of the streets may have been preexisting and the plan was designed to adapt to these. Another interesting feature is the the angle at which Kenton Drive cuts through the subdivision. This forms a very large expanse of empty paved area as well as a lot which is broadly exposed on three sides at the intersection of Kenton Drive and Louise Avenue.

Several alterations were made to the subdivision plan in later years. The intersections of Marie Avenue with Metropolitan Way and Grace Street were changed in October of 1950 by an ammended

extension of Canyon Rim Addition which added a triangular extension to the south end of the block bordered by Elgin, Marie, Grace, and Metropolitan.⁵ Lots 1 through 15 were altered in April of 1954 by the North Canyon Rim Amd. which added a street which enters at the former position of lot 9 going north, then curves west behind lots 1 through 8 and finally terminates at the western boundary of lot 1.⁶ The addition of this street created eight lots which are bordered on both the front and back by streets - a seemingly undesirable situation which, in effect, gives each house two front yards and not much privacy.

After the first Canyon Rim Addition of 1949, several other tracts were added to the Canyon Rim Subdivision through 1954. These additions include: 1950 Canyon Rim Addition Ammended and Extended which added sixty - five lots to the south, 1950 Addition #3 added twenty - three lots to the north, 1951 Addition #4 added ninety - eight lots to the east, 1953 Addition #5 added twenty - eight lots to the east, North Canyon Rim Ammendment altered and added nine lots to the north.⁷

While conducting the research for this paper, it was discovered that an old subdivision had formerly been laid out in the same area presently occupied by the first Canyon Rim Addition. A plat for the Pleasant View Park Subdivision was filed on February 26, 1909 for Charles Tyng and Hart J. Fitzgerald, President and secretary, respectively, of the Pleasant View Park Company.⁸ The plan for the subdivision was laid out on a rectangular gridiron plan and indicates fifty - three lots of extremely large size. An average lot in the subdivision measured about 332 feet wide by 629 feet deep. The largest lots measured about 332 feet deep by 1291 feet deep. The

SURVEYOR'S CERTIFICATE.

I hereby certify that the tract of land shown on this map and owned by The Pleasant View Park Company is bounded and described as follows, to-wit: Beginning at the South East corner of Section 26, Township 1 South and Range 1 East, Salt Lake Base and Meridian, thence running N 89° 58' West 1326.5 feet, thence North 0° 05' West 1888.5 feet, thence South 89° 50' West 1321.6 feet, thence North 0° 04' West 2089.75 feet, thence South 89° 47' West 332 feet, thence North 0° 13' West 849.75 feet, thence South 77° 27' East 1756.13 feet, thence South 0° 13' East 462.1 feet, thence North 89° 47' East 1321.25 feet, thence South 89° 58' East 1324 feet, thence South 0° 10' East 3985.32 feet, thence N 89° 58' West 1324 feet to place of beginning. Containing 332.4 acres; That I have by authority of said owner thereof subdivided the same into lots, streets, alleys etc to be known as Pleasant View Park Sub-division, That the same has been correctly staked out on the ground as represented hereon and that the steel tape used in making survey was of correct length.

NAMES AND DIMENSIONS OF PARCELS OF LAND DESIGNATED FOR PUBLIC USE.

Lois Ave. 66 x 33 feet wide, and 3034.05 feet long, running North 89° 47' West	
Marie .. 66	2611.2 South 89° 50' West
Vivian .. 33	1326.5 North 89° 58' West
Grace .. 33	2089.75 South 0° 04' East
Valley .. 66 x 33	3982.40 South 0° 05' East
Frances .. 66	3985.32 South 0° 10' East

DIMENSIONS OF LOTS.

Lots 1 to 5, 6 to 11, 12, 16, 17, 18 to 29, 42, 53, are as shown on plat.
 .. 13 to 15 are 332.11 ft. wide x 627.4 ft. deep.
 .. 30, 34, 35, 41 are 299.11 ft. wide x 627.25 ft. deep.
 .. 31 to 33 and 36 to 40 are 332.11 ft. wide x 627.25 ft. deep.
 .. 43 to 52 are 332.11 ft. wide x 1291. ft. deep.

This map is accurately drawn to a scale of 200 ft. to one inch

M. S. Darrow
 Surveyor.

Know all men by these presents that The Pleasant View Park Company, owner of the above described tract of land, having caused the same to be subdivided into lots, streets, alleys etc. to be hereafter known as Pleasant View Park Subdivision, do hereby dedicate for the perpetual use of the public all parcels of land designated in the Surveyor's Certificate and shown on this map as intended for public uses.

In witness whereof, we have hereunto set our hand and seal this 12th day of April, A.D. 1909

In the presence of

Pharrington

Pleasant View Park Company
Charles Tyng President.
Hart J. Fitzgerald Secretary

State of Utah }
 County of Salt Lake } s.s.

On this 12th day of April A.D. 1909, personally appeared before me the undersigned, a notary public in and for said county of Salt Lake ----- and ----- the signer of the foregoing instrument, who duly acknowledged to me that ----- executed the same freely and voluntarily, for the uses and purposes therein mentioned

 Notary Public

State of Utah }
 County of Salt Lake } s.s.

On this 12th day of April A.D. 1909 personally appeared before me Charles Tyng and Hart J. Fitzgerald who being by me duly sworn did say that they are respectively President and Secretary of the Pleasant View Park Company and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Charles Tyng and Hart J. Fitzgerald acknowledged to me that said corporation executed the same.

Pharrington
 Notary Public.

My commission expires Aug. 12th, 1910.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined and checked the dimensions given on this map and have found same correct

J. B. Johnson County Surveyor

PLEASANT VIEW PARK SUB



reason for the very large lot sizes is not known. Perhaps they were planned either as large estates for the wealthy or for semi - rural purposes such as large vegetable gardens or poultry or small livestock raising. It is also not known if any of the roads, utilities, or other improvements were ever constructed. Apparently, the only surviving remains of the Pleasant View Park Subdivision are some of the street names - Lois Avenue, now Louise Avenue, Grace Avenue, now Grace Street, Marie Avenue, Valley Avenue, now Vally Street. Frances and Vivian Avenues are no longer in existence in the area. It may be possible that the layout of the streets in Pleasant View Park Subdivision might have had an influence on the design of Canyon Rim Addition. Whatever the reasons behind the conception and development of Pleasant View Park may have been, it seems odd today that a subdivision with such large lots would be located in an area which was quite remote in 1909.

Construction on the Canyon Rim Subdivision began in the summer of 1949 and by mid - October, The Salt Lake Tribune reported that fifty of the houses were completed and occupied and work was starting on the second fifty houses.⁹ The contractor for the project was Cannon - Papanikolas Construction Co. This same article offers some insight into how the building process was carried out. "Construction is on a street - to - street basis, Mr. Papanikolas explained. This means, he added, homes and thoroughfare installations are completed on one street before another is started." Construction of the houses in Canyon Rim Addition was done by Cannon - Papanikolas Construction Company and Metcalf Brothers Construction Company as well as other contractors. Building was continued through 1950 and 1951 and was essentially completed by 1952.¹⁰ Construction on later Canyon Rim

Building Firm Fills First Project Unit

Construction of the first 50 homes in the Canyon Rim housing project has been completed and occupancy of the last house is expected Friday.

Nick E. Papanikolas of Cannon-Papanikolas Construction Co., subdivision contractors, reported Monday that work was being rushed on the second phase of the project. Workmen, he said, are starting construction of the second 50 homes.

The subdivision, located on the south rim of Parley's canyon, will include 500 homes when completed. Mr. Papanikolas said completion of the subdivision is expected within three and one-half years. Average price range of homes in the project is between \$8500 and \$10,800.

Construction is on a street to street basis, Mr. Papanikolas explained. This means, he added, homes and thoroughfare installations are completed on one street before another is started.

Mr. Papanikolas also reported that about 20 of the 33 homes started in Magna's Oquirrh Hills subdivision have been completed. He expects completion of the entire subdivision during the early spring of 1950.

Homes in both projects are ranch style and of shingle-shake type construction. They average five rooms with garage attached.

Wagstaff Spurs Construction Of New Plant

Funeral Today For Maj. Lee

Military graveside service for Maj. Fred P. Lee, 48, Chicago, drowned in a vacation tragedy while saving the life of his 8-year-old daughter, Mary Barbara Lee, Wednesday in Montana, will be conducted Tuesday at 10 a.m. in Fort Douglas post cemetery.

Maj. Lee drowned in a mountain stream near the Hungry Horse government project. He was visiting relatives in the area with his family. His widow is the former Syl Steck of Manti, Sanpete county.

Members of the Utah national guard will conduct military rites. Friends may call at 36 E. South Tuesday prior to funeral.

INTERMOUNT

Salt Lake City and vicinity—Mostly cloudy with rain and cool Tuesday. Scattered showers and cooler Tuesday night. Wednesday partly cloudy. High Tuesday near 55, low Wednesday near 30, with freezing temperatures.

Utah—Mostly cloudy with rain north and showers south and cool Tuesday. Snow above 6000 ft., scattered showers Tuesday night and cooler. Wednesday partly cloudy. High Tuesday 50 to 60, low Wednesday 26 to 36, near 48 in Dixie. Generally freezing temperature Wednesday morning.

Wyoming—Cloudy Tuesday and Wednesday with occasional rain or snow. Colder Tuesday. Increasing north and northeast winds east of the Continental divide. Tuesday High Tuesday 35 to 45 north, 5 to 60 south.

Nevada—Considerable cloudiness Tuesday and Wednesday with snow in north portion and showers in south portion. Cooler Tuesday. Ex-

mark opening of the firm's
rket, officially opens Oct. 29.

2 Readies Oct. 29

ed by regular winter hours
8 a. m. to 7 p. m.
e firm's No. 1 store is at 204
4th South.

additions continued into the mid 1950's. The cost of the Canyon Rim Addition was listed in an article in the Salt Lake Tribune as being \$1,234,000.00, but it is not clear which additions are included in this price.¹¹

The protective covenants for the Canyon Rim Subdivision are typical of those for subdivisions of the period.¹² Among other things, the covenants specify that all of the structures in the subdivision must be single - family, detached dwellings and that any modifications or additions made to structures prior to a certain date must be approved by a committee. A minimum setback of 20 feet from the front lot line is specified as well as a minimum distance of one foot from the lot line for garages and other outbuildings. Temporary structures for use as residences are forbidden as is any activity, including keeping poultry and livestock, which may be offensive to the neighborhood. The covenants also specify that the minimum cost of a dwelling may not be below \$5,000.00 and that the minimum square footage allowed for a one - story structure is 750 square feet and for a two - story structure, 650 square feet. No restrictions according to race, religion, or social status are listed. An interview with a local resident with children of elementary school age revealed that there are children of African, Asian, and Hispanic origin attending the same school as her children, indicating a fairly integrated neighborhood for a region which is predominantly white. *1-c. Today -*

Housing stock in Canyon Rim is quite homogenous, especially in the original Canyon Rim Subdivision. Houses in the Canyon Rim Addition show more variety, but many are of the same types as are in the original phase of the subdivision. By far the most common house type is one of about 1000 square feet on the main floor with frame

1185032

131-131

Fee paid \$ 3.00 Hazel Taggart Chase, Recorder Salt Lake County, Utah
Book 754 Page 40

Ref: 131-131-1
131-131-2
131-131-3
131-131-4
131-131-5

PROTECTIVE COVENANTS

M. KENNETH WHITE and ADA MARIE WHITE, his wife, and ALTON C. MELVILLE and VERNA B. MELVILLE, his wife, of Salt Lake County, State of Utah, the owners of the following described real property situated in Salt Lake County, State of Utah, to-wit:

Lots 27 to 123 inclusive, 125 to 128 inclusive, 135 to 138 inclusive, 143 to 147 inclusive, and 159 to 182 inclusive, Canyon Rim Addition, a recorded subdivision of part of the East half of Section 26, Township 1 South, Range 1 East, Salt Lake Meridian.

in consideration of the premises and as part of the general plan for improvement of said property, do hereby declare the property hereinabove-described subject to the restrictions and covenants herein recited.

1. These covenants are to run with the land and shall be binding on all persons claiming under them from date hereof until May 1, 1974, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
2. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the above-described tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.
3. Invalidity of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.
4. All above described lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a private garage for not more than two cars.
5. No building shall be erected, placed or altered on any building plot in the above-described property until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the said property, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of M. Kenneth White and Alton C. Melville, or by a representative designated by a majority of the members of the said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall commence on or after May 1, 1954. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instru-

42-
same shall be executed by the then record owners of a majority of
of the lots above described and duly recorded appointing a represent-
ative, or representatives, who shall thereafter exercise the same
powers previously exercised by said committee.

6. No building shall be located on any residential building
lot described above nearer than twenty feet to the front lot line,
excluding porches, cornices, spoutings, chimneys, and purely orna-
mental projections. No building except a detached garage or other
outbuilding, located seventy feet or more from the front lot line
shall be located nearer than one foot to any side lot line. No
residence shall be erected on any of the above lots farther than
forty feet from the front lot line.

7. No residential structure shall be erected or placed on
any of the above-described building plots, which plot has an area
of less than 5,000 square feet or a width of less than fifty feet
at the front building setback line.

8. No noxious or offensive trade or activity shall be car-
ried on upon any lot, nor shall anything be done thereon which may
be or become an annoyance or nuisance to the neighborhood.

9. No trailer, basement, tent, shack, garage, barn or
other outbuilding erected in the said tract shall at any time be
used as a residence temporarily or permanently, nor shall any struc-
ture of a temporary character be used as a residence.

10. No dwelling costing less than \$5,000.00 shall be permit-
ted on any of the above-described lots in said subdivision. The
ground floor area of the main structure, exclusive of one-story
open porches and garages, shall be not less than 750 square feet in
the case of a one-story structure, nor less than 650 square feet in
the case of a one and one-half or two-story structure.

11. An easement is reserved over the rear five feet of each
of the above named lots for utility installation and maintenance.

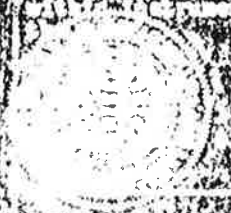
12. No permanent provision shall be made on any of the above-
described lots for the raising of poultry, or the housing of cows,
horses or other livestock.

13. No trash, ashes or other refuse may be thrown or dumped
on any of the above-described lots.

W. Kenneth White
Ada Marie White
Alton C. Melville
Theresa B. Melville

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 5th day of April, A.D. 1950, personally appeared be-
fore me W. KENNETH WHITE and ADA MARIE WHITE, his wife, and ALTON
C. MELVILLE, and VERNA B. MELVILLE, his wife, the signers of the
within instrument, who duly acknowledged to me that they executed
the same.



W. Kenneth White
NOTARY PUBLIC
RESIDING AT: Salt Lake City, Utah

construction and shake - shingle siding and a pitched roof covered with asphalt shingles. The homes were described by literature of the time as being "Ranch" style. All of the homes have basements and are one story, except for the few examples where a second story has been added in remodeling. The majority of the houses have attached, one - car garages, although there are quite a few examples of freestanding garages and added - on carports, especially in cases where the garage has been enclosed and made into a family room - a very common practice in this neighborhood. Many owners have made very ingenious and innovative attempts to hide the garage doors of enclosed garages with bay windows, plantings, siding, french doors, etc. A very peculiar feature of quite a number of the houses in the neighborhood is the addition of garages of gargantuan proportions to the rear of the house. These mammoth garages tend to dwarf the houses in front of them and are presumably for the storage of recreational vehicles such as trailers, boats, motor homes, and other equipment.

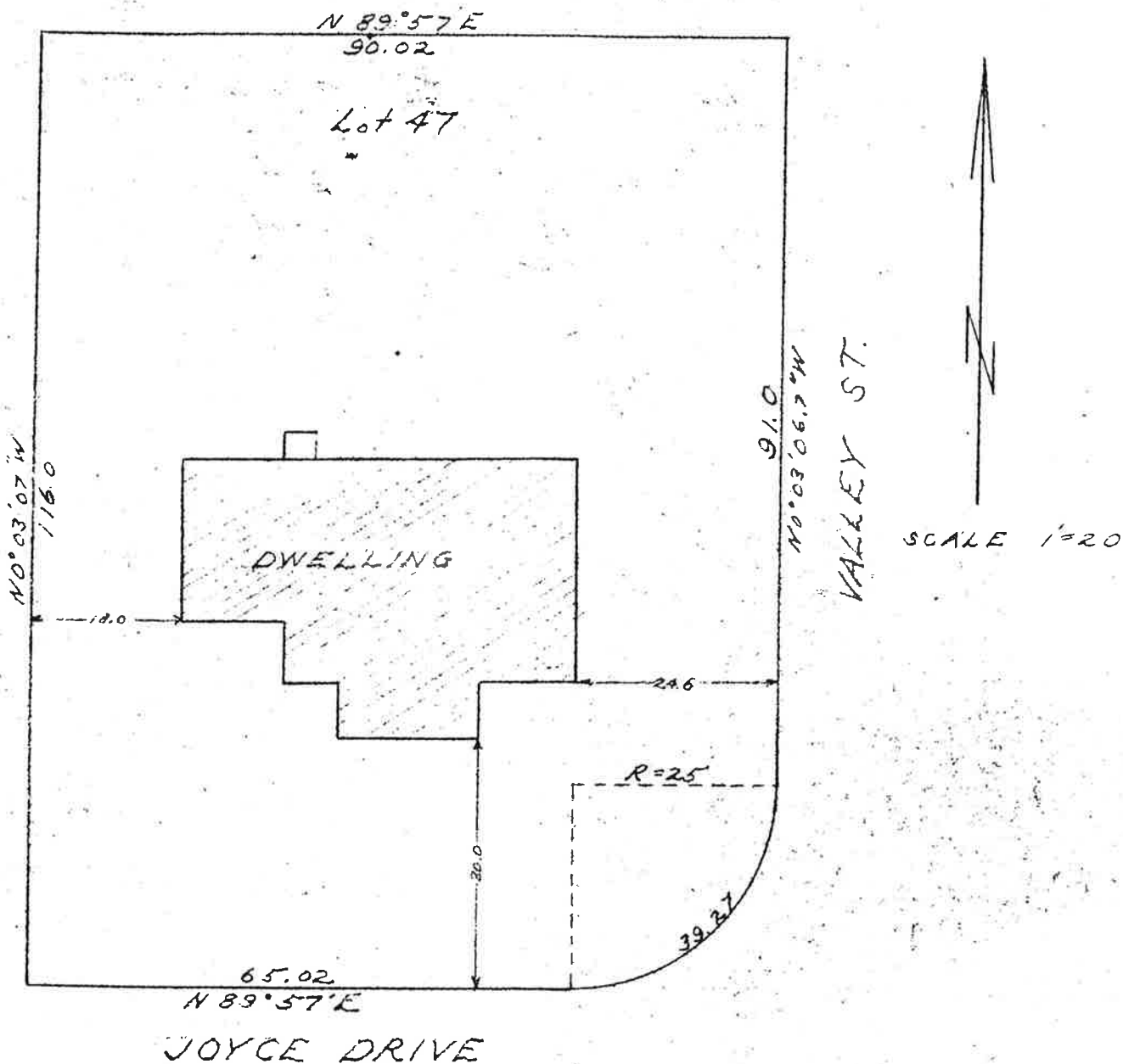
The great majority of the houses are based on one of six or seven basic house plan types. These basic plans are altered in various ways to achieve a sense of variety and individuality from house to house. These alterations take the form of different colors, different roof types - hip versus gable, different ornaments and decorations, the inclusion of bay windows, different materials - brick versus shake - shingle siding, and mirroring or flipping the plan from one house to the next. Surprisingly enough, these subtle variations do provide a certain amount of variety to the neighborhood. Of course, even more variety exists today with many alterations and additions which have taken place over the years. A very common alteration is the application of

imitation clapboard aluminum siding in a vast, and sometimes unfortunate, array of colors.

Although somewhat small, the houses are quite commodious and serviceable. Most of the houses originally contained two or three bedrooms, a bathroom, living room, kitchen, and eating area on the main floor. As previously mentioned, the houses contained basements which were originally unfinished, but most of which have undoubtedly been finished in the interim. Measurements taken in a typical house in the area contained bedrooms of about 10 feet by 10 feet, with the master bedroom being slightly larger. The bathroom was about 10 feet by five feet, the living room 12 feet by 18 feet, and the combined kitchen and dining area was about 10 feet by 15 feet.

The original purchasers of the houses in The Canyon Rim Subdivision were typical middle - income families. A city directory from the early 1950's reveals a great diversity of occupations among early residents. For example, occupations of residents on Joyce Drive include a glass beveler, repairman, physician, purchasing agent, underwriter for Utah Home Fire Insurance Company, chief medical officer at U. A. Hospital, county child welfare worker, and optometrist, to name just a few.¹³

A brief history of one house in the area in particular is very informative and indicative of the area as a whole. The house is located on Joyce Drive and was built in 1951 by Cannon - Papanikolas Construction Company. It was sold to LeRoy E. Lambert for \$9,450.00 on June 28, 1951 on a 4-1/4% interest, FHA insured loan from First Security Bank.¹⁴ The house was purchased in 1957 by Mr. and Mrs. Lorry E. Rytting for about \$15,000.00. Mrs. Rytting remembered a drive - in theater located on the north - east corner of 3300 East and 3300 South where a Fred Meyer Store is presently located. She also



JOYCE DRIVE

Surveyor's Certificate

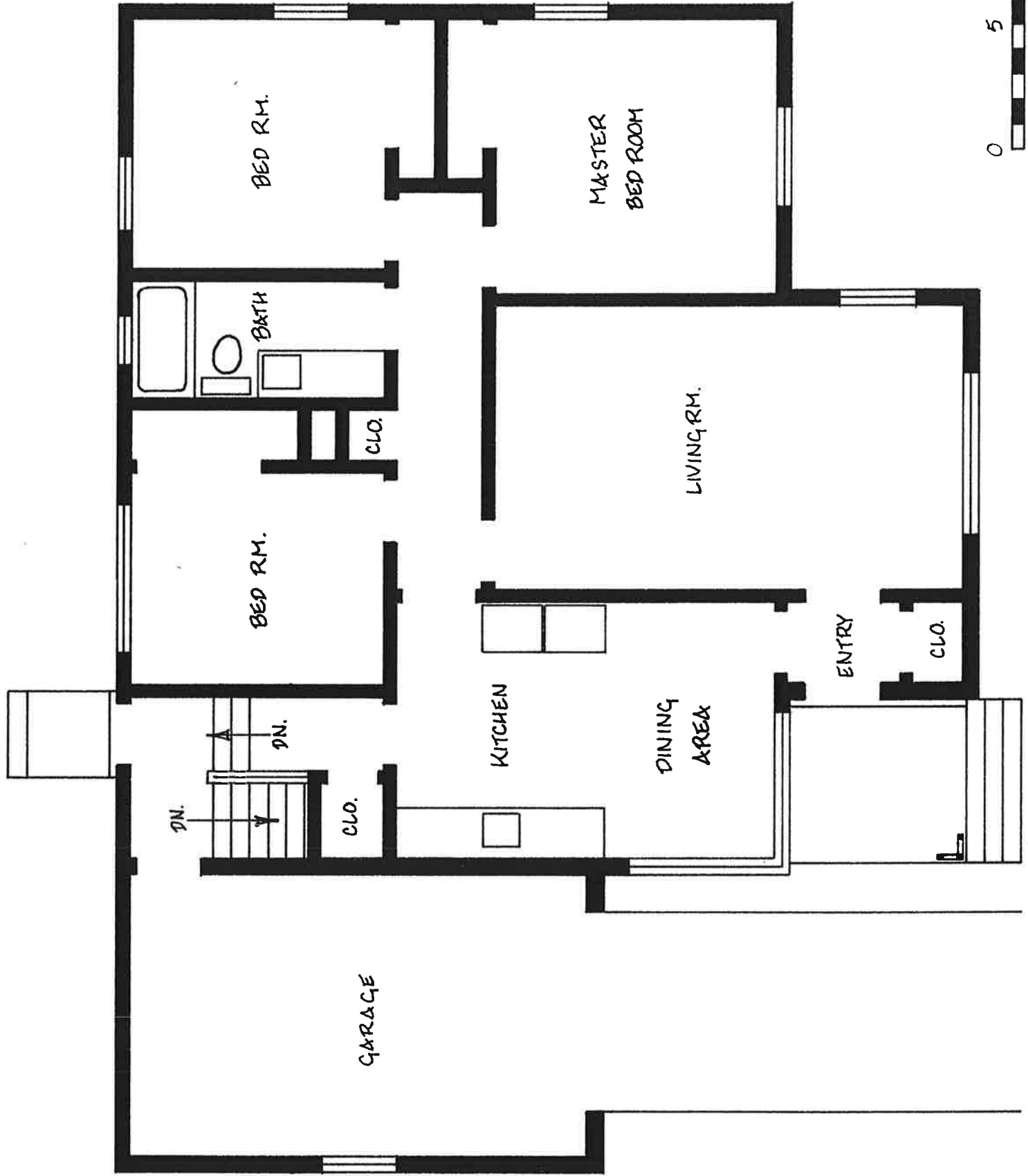
I, C. C. Bush, Salt Lake City, Utah, do hereby certify that I am a registered Land Surveyor and that I hold Certificate No. 1073, as prescribed by the laws of the State of Utah, and I have made a survey of the following described property:

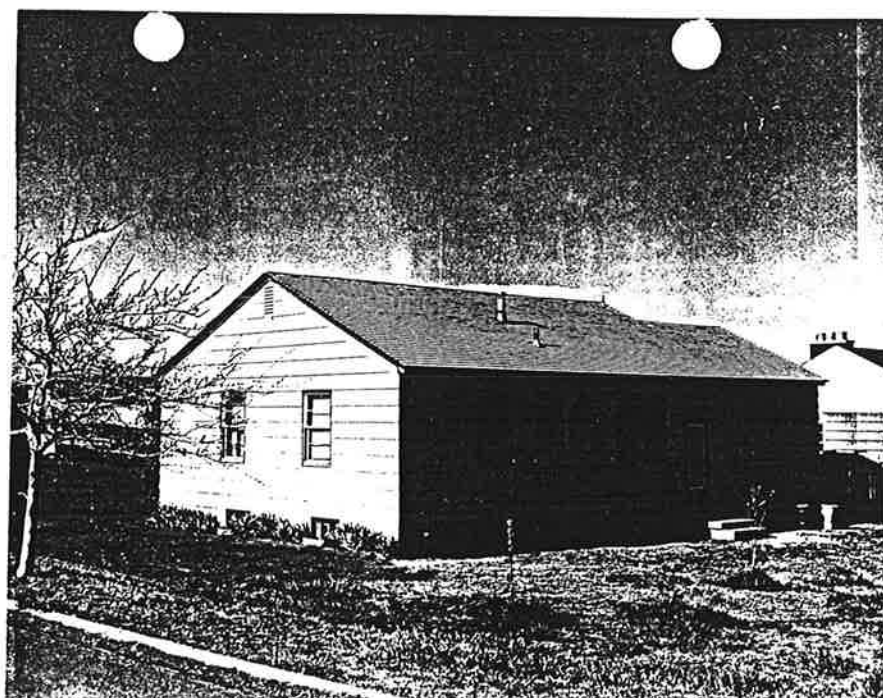
Lot 47 of Canyon Rim Addition.

I further certify that the above plat correctly shows the true dimensions of the property surveyed and of the improvements located thereon and their position on the said property; and further that none of the improvements of the above described premises encroach upon adjoining properties, and that no improvements, fences, or eaves of adjoining properties encroach upon the above described property and that there are no violations of the building restrictions or zoning ordinances.

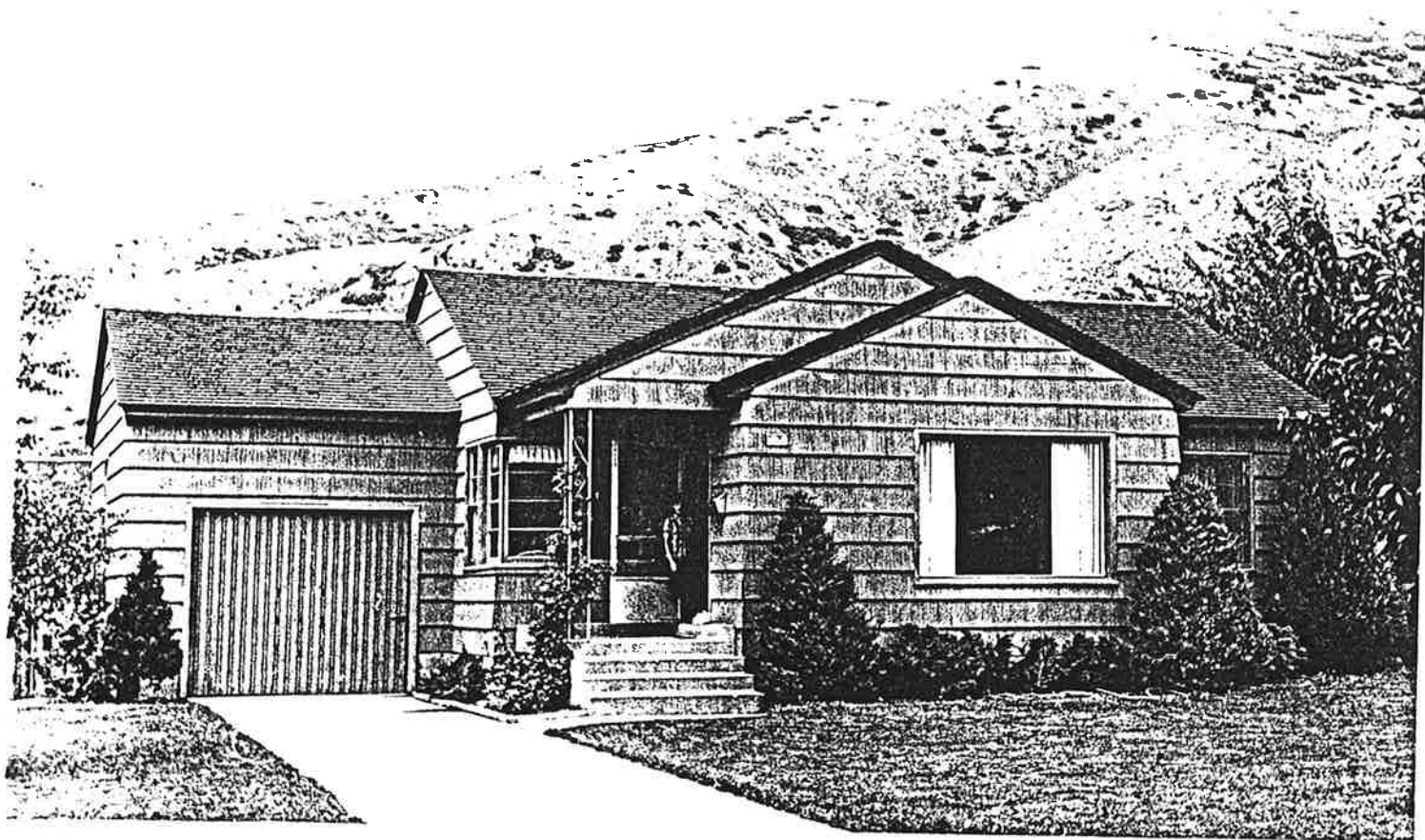
Date Jan. 12, 1951

C. C. Bush
C. C. Bush, Surveyor





RESIDENCE OF
MRS. LORRY E.
RYTING
1957



1971

Home for Sale (or trade for home/condo in Provo-Orem)



Canyon Rim Neighborhood -- Excellent Value

5 bedrooms, 1 3/4 baths, fireplace, finished basement.
 Covered patio, carport; auto sprinklers, view Mt. Olympus.
 Fenced yard. Great access to canyons, freeways, shopping.

Price: \$85,000
 Address: 3287 E. 3010 So.

Owner: Lorry E. Rytting
 Phone: 484-1736, 240-4401

498, 411 N.M.

1989

recalled that there had always been a shopping center in the area designated on the subdivision plat as Metropolitan Square (located just west of the north - west corner of 3300 East and 3300 South). The area is presently occupied by Smith's Food and Drug. Although the shopping area is located on 3300 South, the way in which the subdivision streets converge on the rear (north side) of the square indicates that the parking for the shopping center may have originally been to the rear of the building - a common practice in the late 1940's and early 1950's.

In 1971, a covered porch was added to the rear of the Ryttings' house and in 1977 the garage was enclosed and made into a dining and family room and a carport was added. The remodeling was carefully done and the original materials carefully matched in order to maintain the integrity of the original design. The house and property were appraised in 1989 at a value of about \$80,000.00, a dramatic increase from its original price. The Ryttings like their neighborhood and enjoy living in the area.

Canyon Rim Subdivision remains a pleasant and generally well - maintained middle - income neighborhood today. Several parks added after the initial building phase of the subdivision serve to beautify the area and enhance the recreational opportunities. Several shopping centers are nearby and access to the freeway is very convenient. And, despite a few rather insensitive remodelings, the area maintains its homogeneity and cohesiveness. In short, Canyon Rim Subdivision was and continues to be a pleasant place to live for many people.

Notes

1. Canyon Rim Subdivision Plat, Salt Lake County Records Office, Salt Lake City, Utah.
2. Polk's Salt Lake City Directory 1952. Salt Lake City: R. L. Polk & Co. Publishers, 1952.
3. Canyon Rim Subdivision Plat.
4. Canyon Rim Addition Plat, Salt Lake County Records Office, Salt Lake City, Utah.
5. Canyon Rim Addition Amd & Ext, Salt Lake County Records Office, Salt Lake City, Utah.
6. North Canyon Rim Amd, Salt Lake County Records Office, Salt Lake City, Utah.
7. Subdivision Plats: Salt Lake County Records Office, Salt Lake City, Utah
 - Canyon Rim Subdivision
 - Canyon Rim Addition
 - Canyon Rim Amd & Ext
 - Canyon Rim Addition #3
 - Canyon Rim Addition #4
 - Canyon Rim Addition #5
 - North Canyon Rim Amd

Notes (cont.)

8. Pleasant View Park Subdivision, Salt Lake County Records Office, Salt Lake City, Utah.
9. "Building Firm Fills First Project Unit." Salt Lake Tribune, (October 18, 1949), p. 22.
10. Polk's Salt Lake City Directory 1952. Salt Lake City: R. L. Polk & Co. Publishers, 1952.
11. Ottum, Robert K. "234-Home Project Set, Others Hit Fast Pace." Salt Lake Tribune, (May 14, 1950), Sec. C, p. 13.
12. Protective Covenants for Canyon Rim Addition, Salt Lake County, Utah, Salt Lake County Records Office.
13. Polk's Salt Lake City Directory 1952. Salt Lake City: R. L. Polk & Co. Publishers, 1952.
14. Mortgage Records for Canyon Rim Addition, Salt Lake County, Utah, Salt Lake County Records Office.

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Protective Covenants for Canyon Rim Addition, Salt Lake County, Utah,
Salt Lake County Records Office.

Mortgage Records for Canyon Rim Addition, Salt Lake County, Utah,
Salt Lake County Records Office.

Subdivision Plats: Salt Lake County Records Office, Salt Lake City,
Utah

Canyon Rim Subdivision

Canyon Rim Addition

Canyon Rim Amd & Ext

Canyon Rim Addition #3

Canyon Rim Addition #4

Canyon Rim Addition #5

(Continued from previous page)

North Canyon Rim Amd

Pleasant View Park Subdivision

Interview with Mrs. Lorry E. Rytting. *date of interview ?*

